



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

### TRAFFIC PATTERN MODIFICATIONS

The City encourages through traffic to use freeways and arterial streets rather than local residential streets. In order to achieve this purpose, the City may implement traffic pattern modification measures to discourage the use of local residential streets where reasonably warranted. A traffic pattern modification occurs when an existing roadway traffic flow and/or speed is changed by means such as one-way streets, raised medians, speed humps, or terminated through means of a cul-de-sac.

The City Planning Commission may approve a traffic pattern modification measure, including conditions of approval if, from the evidence presented at the public hearing, the following written findings can be made:

- A. The measure will provide for the health and safety of the citizenry and will not substantially impair the rendering of emergency and public services;
- B. The measures will not unreasonably interfere with general traffic circulation via the public rights-of-way designated as major and secondary streets in the Circulation and Community Mobility Element of the General Plan;
- C. There is sufficient evidence to indicate that one or more of these conditions exist:
  - 1. An abnormally high percentage of traffic is unrelated to the local neighborhood and is merely passing through;
  - 2. Street design or conditions permit excessive vehicular speeds;
  - 3. There is a separate street from the general neighborhood circulation pattern to preserve the unique character or adjacent properties, to encourage pedestrian, equestrian or non-motorized vehicular travel and/or to discourage crime, noise, air pollution, and other hazards to public safety and welfare; and
  - 4. In the case of street closure, a separate factual finding must be made that the street is no longer needed as contemplated by the California Vehicle Code Section 21101.
- D. The measure will not unreasonably restrict access to adjacent properties nor impair the constitutionally guaranteed rights of any individual or group. Releases may be acquired as determined by the City Attorney.
- E. The measures will not create an unacceptable internal circulation system characterized by any excessively long dead-end or cul-de-sac street, poor aesthetics, poor drainage, difficult maintenance requirements, or poor street design geometry.

# TRAFFIC PATTERN MODIFICATIONS

## APPLICATION PROCESSING

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Refer to flow chart forms found in Article IX of the Zoning Code, Chapter 19.785.060 – Traffic Pattern Modification Measures.

## PLANNING FEES

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See current Fee Schedule (*FILING FEES ARE GENERALLY NOT REFUNDABLE*).

## REQUIRED ITEMS FOR FILING

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Plans must be legible and drawn to scale to clearly illustrate the components of the project. Remember that Staff, the Zoning Administrator, and the Planning Commission are not familiar with the property and need this information to evaluate your project. If the plans are not legible, or do not contain the information listed below, your application will not be accepted for processing.

Drawing Assembly: Staple blueprints in sets along the left margin, plot plan on top and elevations below. Fold to approximately 8 ½" x 14." (We cannot accept drawings or materials that cannot be folded down to approximately 8 ½" by 14.")

Use the checklist to ensure your project includes all of the required elements:

- ☐ One (1) copy of the completed General Application form
- ☐ Three (3) copies of Plat Map of the Subject Property where Traffic Pattern Modification is proposed.  
Assessor's Map showing the subject parcel(s) is acceptable.
- ☐ One (1) copy of all graphics reduced to an 8 ½" x 11" size.  
See Instructions for Preparation of Reduced Graphics (attached) for the acceptable types of graphic reductions.
- ☐ One (1) copy Environmental Information Form: (For use in preparing the Initial Study)  
The Planning Division may, during the course of its initial review of the application, determine that additional information is required, such as biological, traffic, noise or archeological studies. The Planning Division may require the submittal of supplemental materials as necessary.
- ☐ One (1) copy Hazardous Site Review Questionnaire
- ☐ One (1) copy Hazardous Materials Questionnaires

## WHEN APPLICABLE THE FOLLOWING ITEMS WILL ALSO BE REQUIRED:

- ☐ Soils testing shall be conducted by a qualified soils engineer for all project sites known to contain hazardous materials, for sites where known hazardous materials contamination may have existed, or for sites where hazardous materials may inadvertently be discovered

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during the construction of projects. The soils report shall be submitted to the City for the evaluation of hazardous chemical levels, and if necessary, the report shall indicate if remediation is needed to achieve less than significant levels of hazardous chemicals in the soil. Proper investigation, and remedial actions if necessary, including a work plan, should be conducted under the oversight of, and with the approval of, a government agency prior to the construction of the project.

- ☐ Soils testing shall be conducted by a qualified soils engineer for all project sites where the last known use was agriculture or an agriculture-related activity (including where weed abatement has occurred) as the onsite soils might contain pesticides, herbicides, agricultural chemical, organic waste, or other related residues. The soils report shall be submitted to the City for the evaluation of hazardous chemical levels, and if necessary, the report shall indicate remediation is needed to achieve less than significant levels of hazardous chemicals in the soil. Proper investigation, and remedial actions if necessary, including a work plan, should be conducted under the oversight of, and with the approval of, a government agency prior to the construction of the project.

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